

BEARD FAMILY - Ranch - CALIENTE, CALIFORNIA

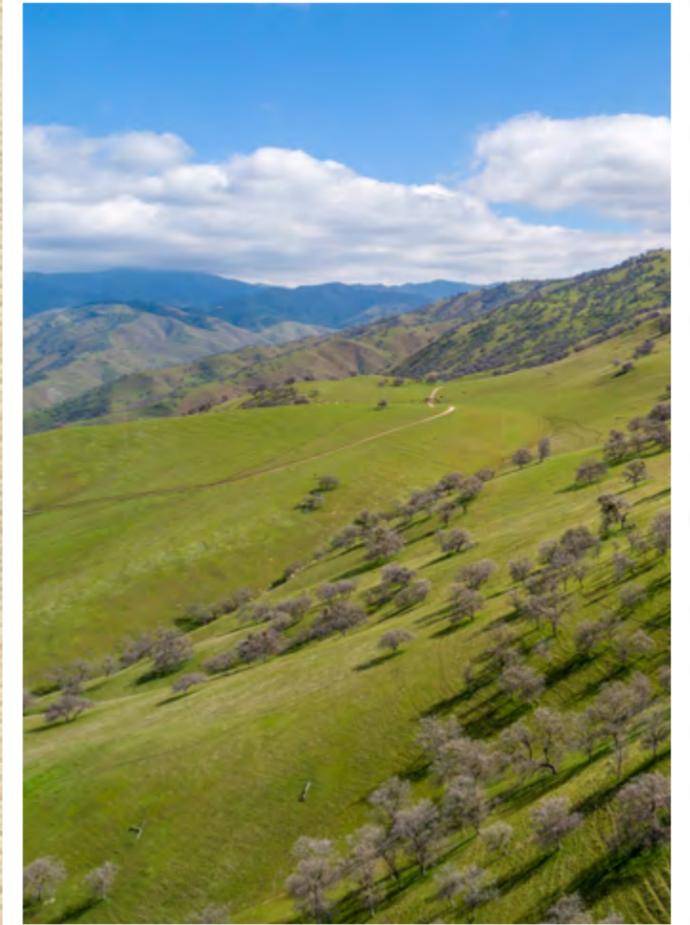


Offered at
\$4,900,000



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RANCH REAL ESTATE



Location & Access

Beard Family Ranch is situated in Caliente, California, which is positioned in the eastern portion of Kern County. The main Ranch gate is easily accessed via Caliente Bodfish Road. The Ranch is located in a remote area primarily comprised of grazing land in the Sierra Nevada Mountain Range. Though remote, all amenities, including shopping and entertainment are available in Bakersfield, approximately 30 miles from the Ranch.

Water

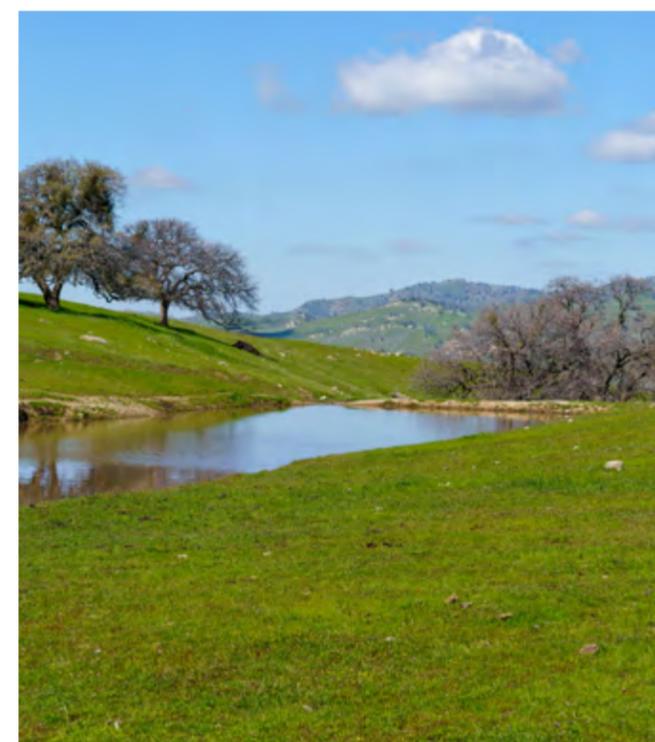
Water on Beard Family Ranch is supplied via one well, at least five springs, and two seasonal creeks—Caliente Creek and Tehachapi Creek. The well is located in the southwesterly portion of the Ranch and the springs are scattered throughout. A water truck is used to disperse water to 4-5 trough locations on the Ranch.

Acreage & Zoning

Beard Family Ranch is comprised of 5,520.96± acres, zoned A, the Kern County designation for Exclusive Agriculture. This zoning permits agriculture and other activities compatible with agriculture. Further details are available on the [Kern County Planning website](#).

Beard Family Ranch is under Williamson Act Contract, which offers land owners reduced property tax assessments in exchange for maintaining agricultural or open space related uses. The 2018/2019 property taxes for the Ranch were approximately \$5,520.

APN: 397-210-06-00



Overview

Beard Family Ranch is a beautiful cattle and recreational ranch situated in Caliente, California comprising 5,520± acres under Williamson Act Contract. Presenting a carrying capacity of 275-300 cow/calf pairs, Beard Family Ranch is a turn-key ranch offering all the necessary infrastructure for a cattle operation including water, working corrals, troughs, loading chute, scale, and complete perimeter fencing. Positioned in the eastern portion of Kern County in the Sierra Nevada Mountain Range, hunting and outdoor activities abound.



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www.clarkcompany.com/properties/Beard-Family-Ranch/

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BEARD FAMILY - Ranch -

Caliente Bodfish Road | Caliente, California 93518

Operations



Beard Family Ranch has been historically utilized as a cattle ranch, currently running a year-round cow/calf operation with 150 pairs. Due to drought conditions, the herd is currently being built back up, but the Ranch could carry as many as 275-300 pairs.

Livestock water is available throughout via springs, dirt tanks, Caliente Creek and wells and the entire property is fenced. Cattle operations include two sets of working corrals, loading chute, and livestock scale.

Recreational Considerations

Deer and wild pig populations are plentiful offering abundant hunting opportunities. The diverse terrain teems with various recreational opportunities including camping, hiking, mountain biking, four-wheeling, and horseback riding.

Price

Offered at \$4,900,000



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